

Landmark Redevelopment Agenda

Staff:

- *Jeff Farner, Deputy Director, COA Dept. of Planning & Zoning*
- *Jack Browand, Division Chief, COA Recreation, Parks & Cultural Activities*

Applicant:

- *Nick Beeson, Director of Acquisitions, Foulger-Pratt*
- *Jonathan Rak, McGuireWoods, Attorney for Foulger-Pratt*
- *Don Hoover, Principal, Oculus*
- *Cathy Puskar, Walsh Colucci Lubeley Walsh, Attorney for Inova*
- *Dave Sittler, President, Sittler Development Associates LLC*

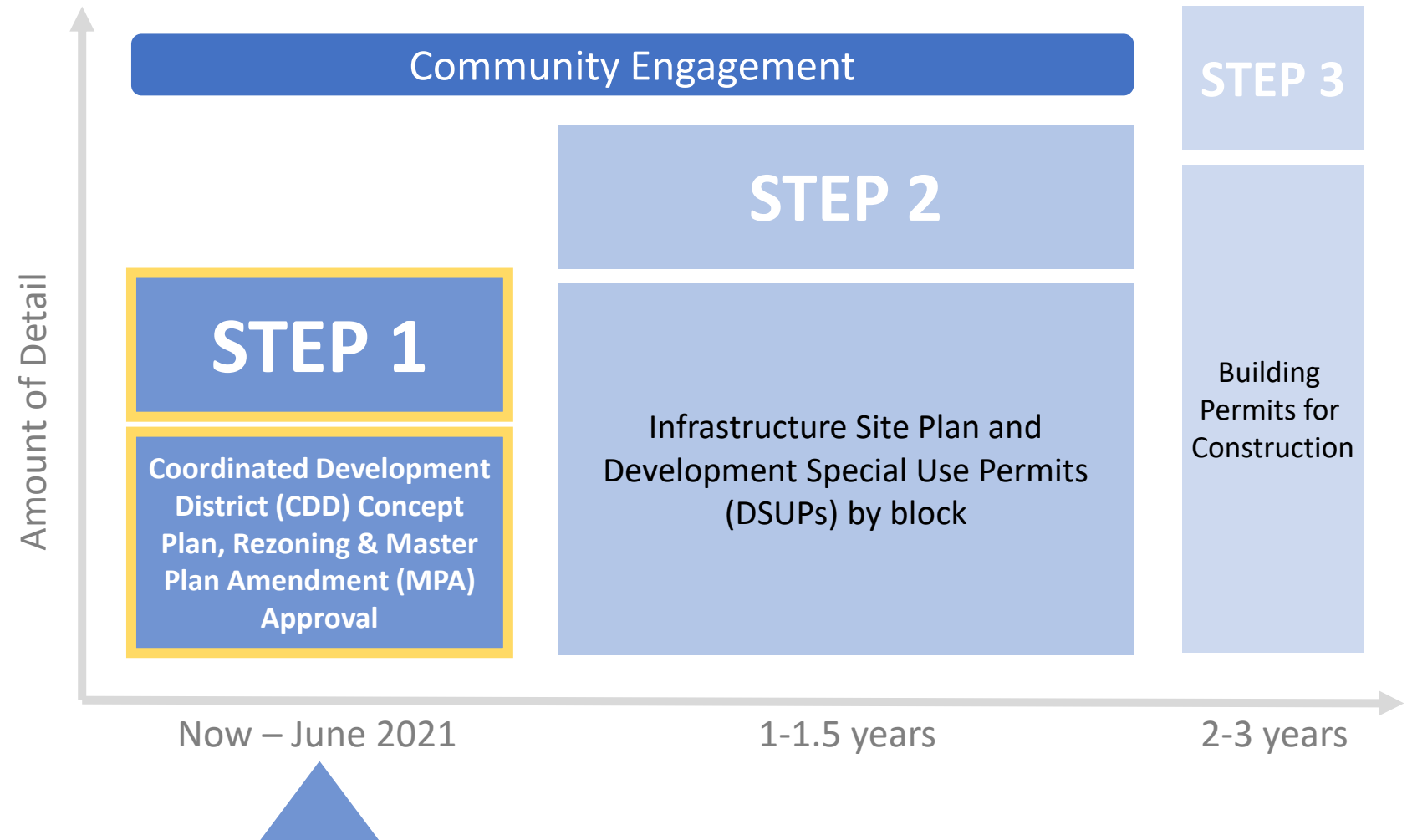
Agenda:

1. **Overall Redevelopment Process**
2. **Current CDD/Rezoning Process**
3. **2019 Landmark Van Dorn Corridor Plan Recommendations**
4. **Applicant Proposal To-Date**
5. **Next Steps and Questions**

Steps in the Landmark Redevelopment Process

Current Proposal Builds on Previous Planning Efforts, including the 2018-2019 Replanning Process:

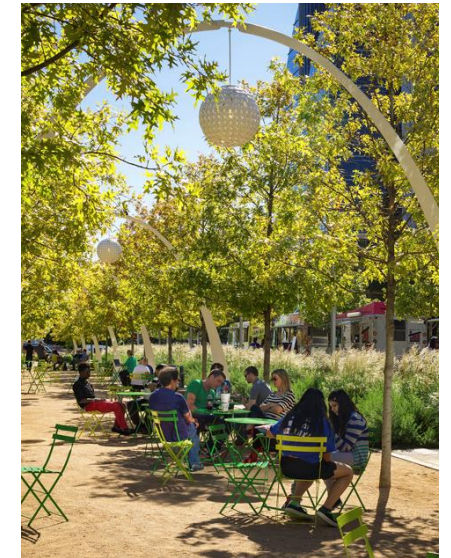
- 4 community events
- Public hearings
- Background information at alexandriava.gov/landmark



Open Space: 2019 Plan Recommendations



- Minimum 3.5-acres of publicly accessible at-grade open space:
 - ▣ **Central Plaza:** (0.45+ acres) gathering area, programmed events, retail frontage



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 - **Neighborhood Parks:** (remainder) active and passive elements
 - Connect spaces via the green street



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 - Connect spaces via the green street
- Plus, per development block:
 - **25% at- or above-grade**
 - CDD will establish percentage requirements for at-grade open space
 - Required open space may be transferred between blocks, if provided at-grade and publicly accessible
- Explore recreation space on top of existing garage

Applicant Proposal

- **Max. 4.2 million SF** development density
 - Hospital (blocks A/B and C) approx. 1 million SF
 - Maximum units = 2,500 (includes affordable housing, senior housing, multifamily, townhouse)
- **Min. 20%** of development is non-residential uses
- Required and preferred ground floor active uses along main streets and central open space
- Providing **min. 3.5 acres** of publicly accessible ground-level open space
- **Reduction in individual block open space requirement for Inova development blocks**
- Open space per block to be provided with future DSUPs
- Fire station (co-located with affordable housing)
- Building heights for non-Inova blocks lower than the maximums portrayed in the Small Area Plan
- Transit hub in Plan recommended location

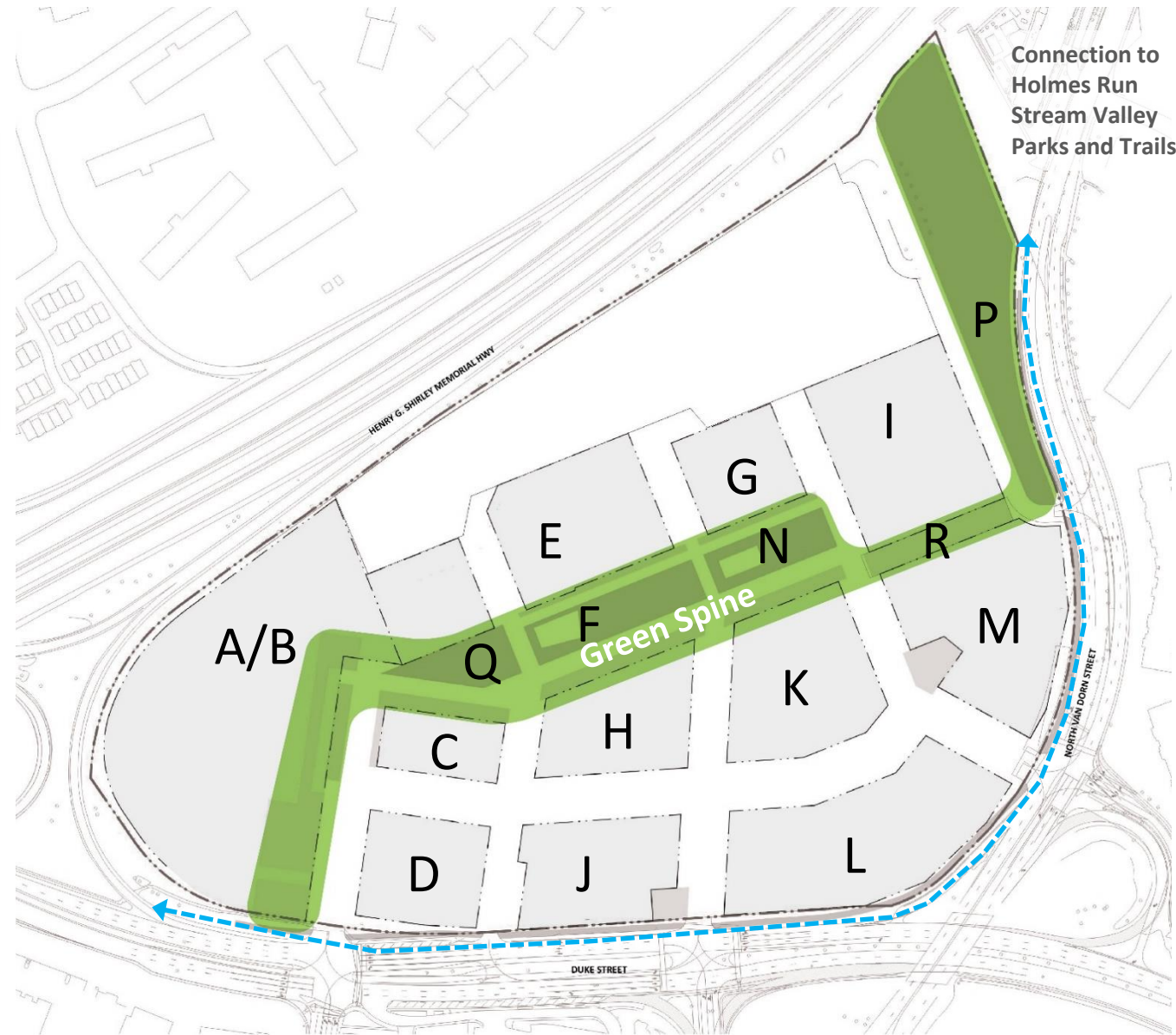
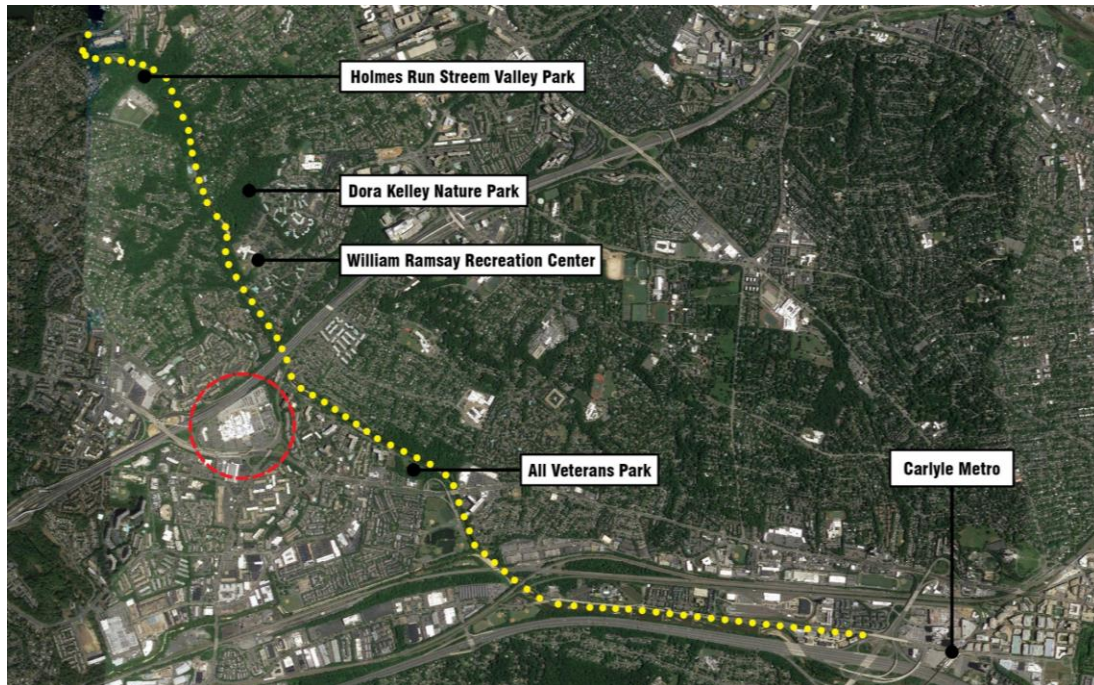
LEGEND



Applicant Proposal

Connected Open Space System

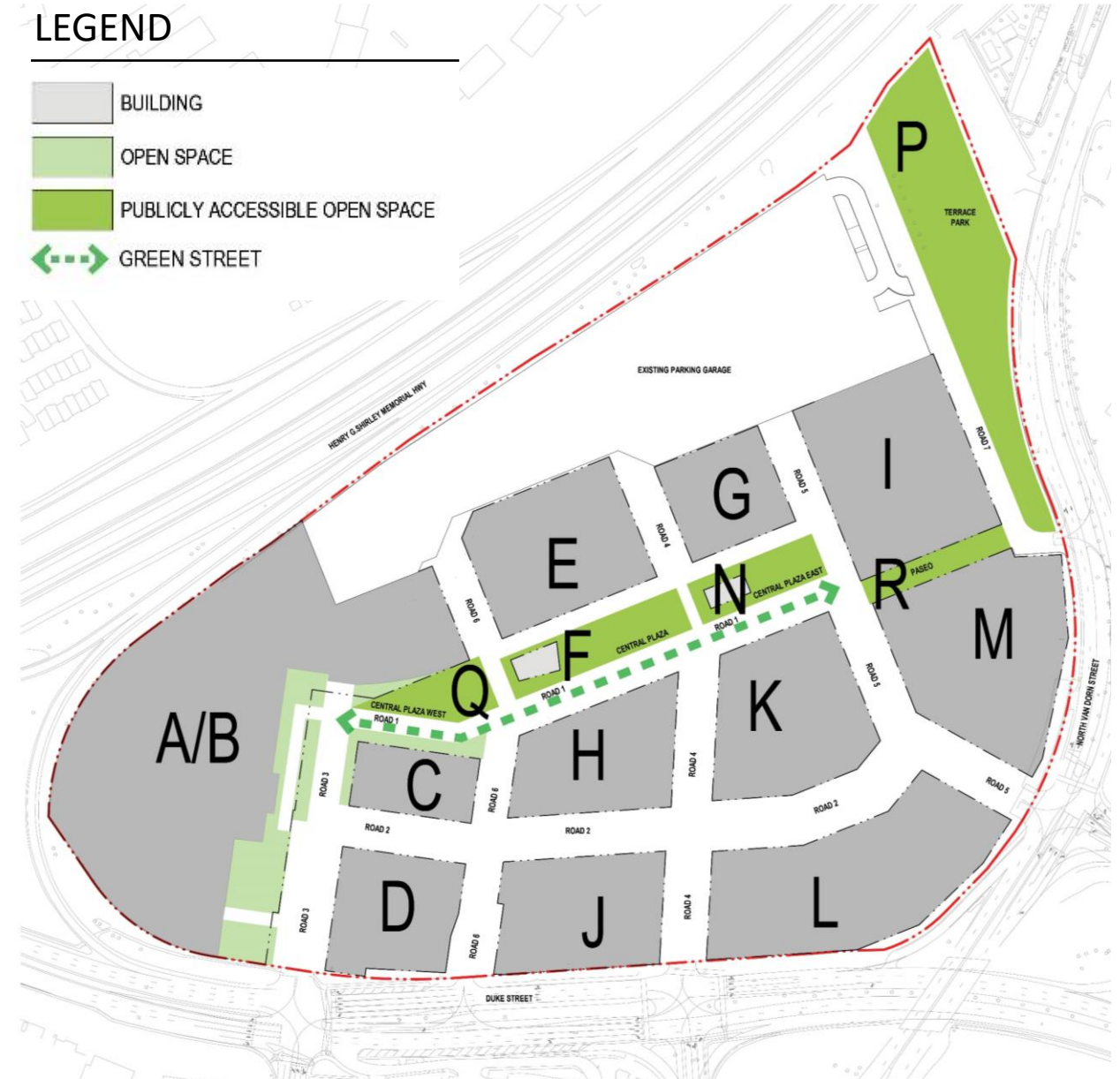
- Physical and visual green connection through out the site
- Connection to Holmes Run Stream Valley Parks and Trails



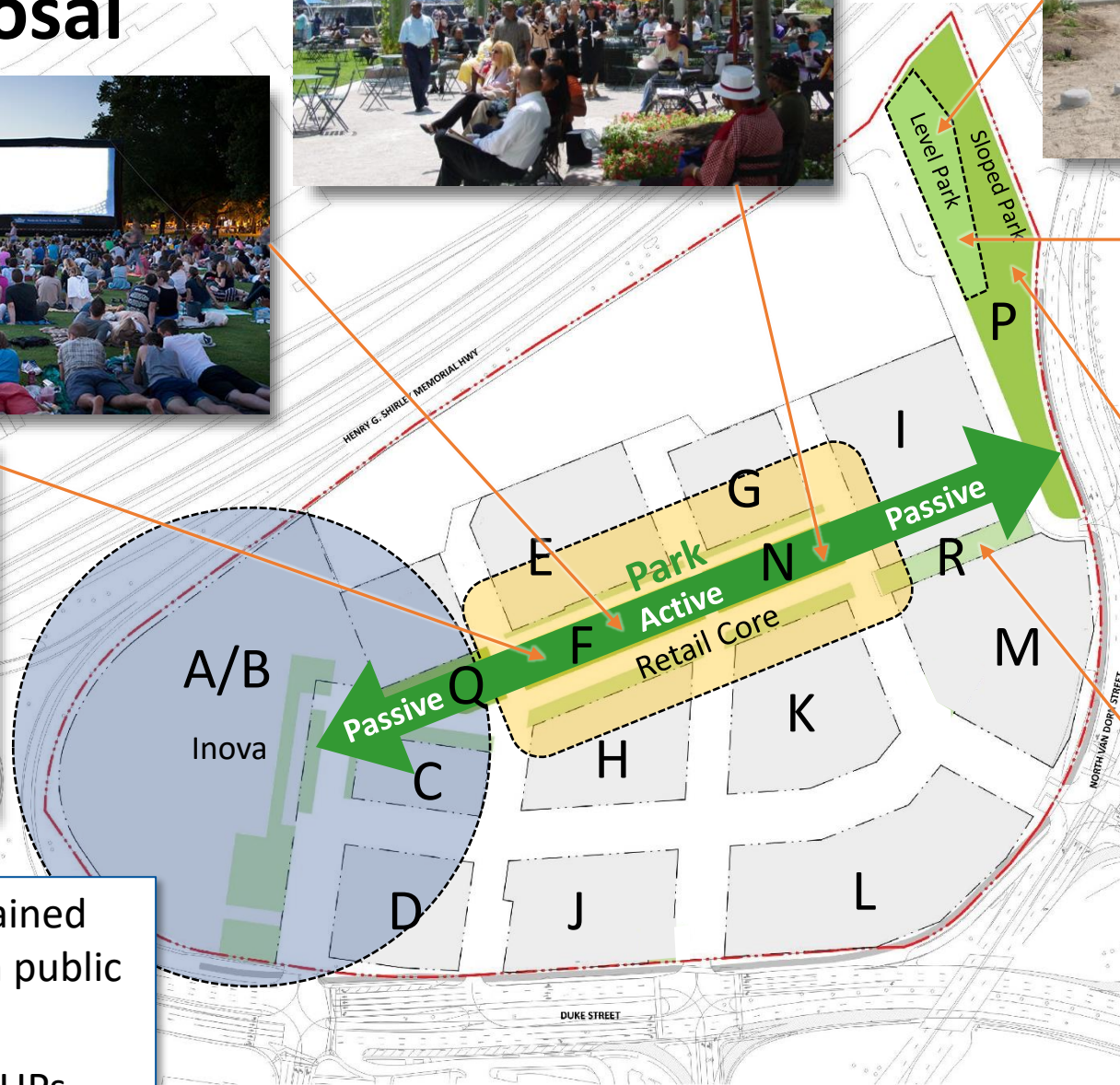
Applicant Proposal

Publicly Accessible Open Space

- **Min 3.5 acres** of publicly accessible at-grade open space; excess to count towards additional open space requirements per block, if needed, as per the Plan
- Comprised of:
 - the **Central Plaza (Q, F, N)**;
 - the **Terrace Park (P)**; and,
 - **Neighborhood Park / Paseo (R)**
- Physically and visually connected by **Road 1**, functioning as a “green street”, as per the Plan



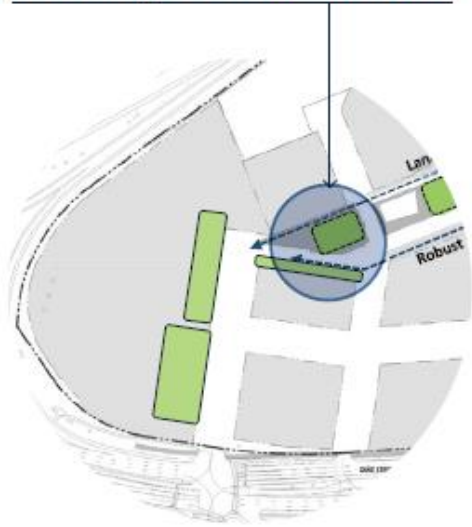
Applicant Proposal



- Privately owned and maintained parks and open spaces with public access easements
- Park designs with future DSUPs

Applicant Proposal

Healing Passive Garden

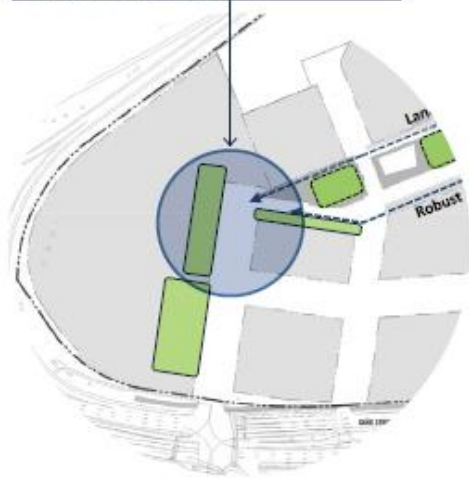


The park extending from the retail corridor to the front of the Cancer Center will be a soothing and reflective healing garden.



Applicant Proposal

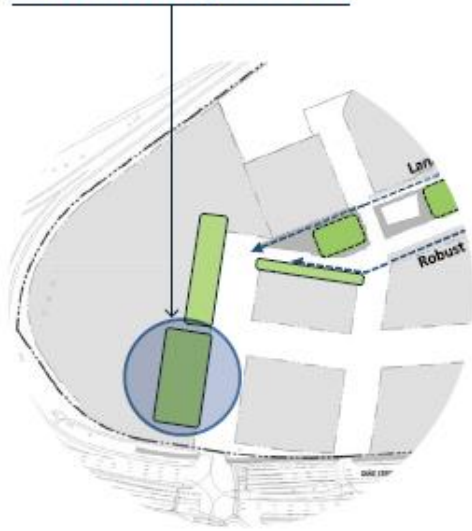
Campus Commons &
Urban Plaza



An urban plaza at the hospital entry and drop off engages with the campus commons and lobby.

Applicant Proposal

Community Green



Activated by Inova's multi-purpose pavilion, the community green is a welcoming element at the neighborhood entrance.

Questions & Comments

Visit the Website!

Alexandriava.gov/Landmark

- *Previous event materials*
- *Applicant submission materials*
- *Links to previous planning process*

Additional Questions:

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- Ashley's direct line: 703.746.3801
- Jack.Browand@alexandriava.gov